Life Specialty Coatings Waterproofing Systems General Maintenance Recommendations

(Updated January 2025)

General:

To maximize exterior durability, ensure that your installation contractor eliminates any “birdbaths” (areas of standing water) on the surface and establishes proper drainage. Use protective pads under outdoor furniture to prevent scratching or tearing of the waterproofing system. When placing planters, always use saucers or elevate them to prevent contact with excess water, and move them every two to three weeks to avoid damage from prolonged moisture.

Please avoid self-absorbing materials such as artificial turf, rubber mats, or interlocking tiles; these materials trap moisture and prevent the surface from breathing. Periodic maintenance is typical for most outdoor coatings. Life Specialty Coatings (LSC) Waterproofing systems are engineered to provide long-term durability with minimal upkeep. With timely maintenance and a small investment of time and resources, your surface can remain both attractive and easy to clean. Regular attention will also protect your investment and extend the life of your waterproofing system.

Preparation & Cleaning:

Routine maintenance involves periodically hosing down or sweeping your LSC-coated surface—approximately every month—to remove dirt and debris. If more thorough cleaning is required, we recommend using liquid TSP mixed with warm water and a stiff-bristle brush to remove dirt, oil, grease, or other contaminants.

Depending on the specific LSC waterproofing system, you may use a pressure washer set between **800–1500 PSI** with a proper fan tip. Keep the tip at least six inches away from the surface and in constant motion to avoid damaging the waterproofing layer. Excessively high pressure or prolonged exposure in one spot may compromise the system’s integrity. If you notice a white film (hard water deposits), clean the surface with Life Specialty Coatings’ Liquid Grind cleaner and rinse thoroughly.

For **TC systems**, a pressure washer may be used at a maximum of **1500–2000 PSI**. This can be helpful when preparing the surface for re-coating, as it cleans thoroughly and provides a slight roughening that aids adhesion.

Topcoats:

Once the surface is clean and fully dry, you may apply the new topcoat. Proper cleaning ensures that the new layer will bond effectively. This is also an ideal time to address any touch-ups or repairs to the underlying base material if needed.

Follow the instructions on the specific product label regarding application. Generally, you will achieve greater coverage during maintenance re-coating compared to the original installation. Most coatings maintain their gloss for **1–3 years**, depending on sun exposure, foot traffic, and the type of system. We recommend re-coating every **1–5 years**, depending on the amount of sunlight and wear.

Periodic re-coating is essential to safeguard the system, maintain aesthetics, and uphold any applicable warranty. For detailed warranty information, please refer to the product specification or installation guide.